

Code or Ordinances
Development Inspections

Sec. 302-37. - Development inspections.

- (a) *Authority.* The department has the power to enter property to make inspections of land, land uses, structures, buildings, signs and any construction or land disturbance activity related to the execution of its responsibilities pursuant to the UDO to determine if they conform to the requirements of the UDO and the Rockdale County Building Codes and Code of Ordinances.
- (b) *Scheduling by developer or contractor.* The developer or contractor must notify the department at least 24 hours prior to commencement of each phase of development activity. The department shall inspect and approve each phase prior to continuation of further activity or proceeding with new phases, specifically:
 - (1) *Pre-clearing.* Prior to land disturbance, the department will inspect and approve the areas required to be undisturbed, such as riparian buffers and zoning buffers, to ensure that they are clearly designated by survey stakes, flags, ribbon or other appropriate markings. Pre-clearing inspection shall include phase 1 soil erosion and sedimentation control measures. Inspection of soil erosion and sedimentation control measures will be conducted on a continuing basis.
 - (2) Clearing and grubbing.
 - (3) *Grading and drainage.* Grading shall be done in accordance with the lines and grades drawn on the approved grading plan. Installation of slope stakes shall be required. Upon completion of roadway grading, the water certificate shall be submitted to the water provider certifying that the centerline of the road and the offset centerline of the water line are within six inches of that shown on the approved plans or red-lined plan submittal. Inspection and approval shall be required prior to trenching or continuation with sub-base preparation. Bury inspection shall be conducted prior to burial of any underground drainage structure.
 - (4) Installation of storm drainage pipe, detention or other stormwater facilities.
 - (5) Installation of potable water supply lines and meters.
 - (6) *Installation of sanitary sewer and appurtenances.* This notification shall be made simultaneously with official notification by the developer or contractor to Rockdale Water Resources and is for informational purposes only to the department.
 - (7) *Curbing of roadways.* Inspection shall be requested before the forms have been set (if used). Roadway width will be spot checked by a string line between curb stakes.
 - (8) *Sub-base or sub-grade of streets.* After compaction, the sub-grade will be string-lined for depth and crown. The sub-grade shall be roll tested with an 18-ton tandem dump truck and shall pass with no movement to the satisfaction of the department.
 - (9) *Street base.* The base will be string-lined for depth and crown and shall pass with no movement to the satisfaction of the department.
 - (10) *Paving.*
 - a. A department inspector shall be on site during the paving process to check consistency, depth and workmanship, as applicable. For asphalt paving, the temperature of the material will be monitored, and the street will be cored (one core per 500 feet with a minimum of one core per street, including graded aggregate base and/or asphalt base and wearing surface) after completion to check thickness and density. Satisfactory test results of the cores shall be delivered to the department prior to approval of a final subdivision plat or certificate of completeness.
 - b. Paving after hours is prohibited except with the approval of the director.
 - (11) *Failure to notify.* If the contractor fails to make the proper notification to the department, he/she shall be responsible for the expense of any operation or laboratory testing required by the director to ascertain compliance with the specifications.
- (c) *Final development inspection.*

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- (1) Following submission and review of the as-built surveys, the department shall conduct a final development inspection of the project.
- (2) The owner shall be responsible for correcting any deficiencies identified in the final development inspection prior to approval of a final plat or certificate of completion or certificate of occupancy.
- (3) The completion of inspections by the county and authorization for work continuation shall not transfer responsibility from the owner for the quality of the work performed or materials used, or imply or transfer acceptance of responsibility for project design or engineering from the professional, corporation or individual under whose hand or supervision the plans were prepared.

(Ord. No. 0-2006-32, §§ 1—3, 11-28-2006)